

Local Market Update – October 2016

A Research Tool Provided by the Charleston Trident Association of REALTORS®



Lower Mount Pleasant

Area 42

Single-Family Detached	October			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	71	63	- 11.3%	942	1,014	+ 7.6%
Closed Sales	58	53	- 8.6%	698	749	+ 7.3%
Median Sales Price*	\$518,000	\$540,000	+ 4.2%	\$485,000	\$485,000	0.0%
Average Sales Price*	\$609,600	\$609,460	- 0.0%	\$588,237	\$602,379	+ 2.4%
Percent of Original List Price Received*	94.7%	94.4%	- 0.3%	95.3%	94.9%	- 0.4%
Days on Market Until Sale	46	52	+ 13.0%	48	59	+ 22.9%
Inventory of Homes for Sale	247	228	- 7.7%	--	--	--

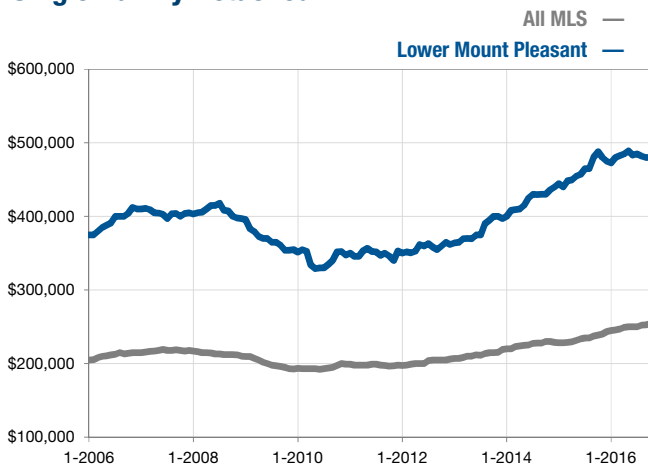
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	October			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	23	36	+ 56.5%	382	474	+ 24.1%
Closed Sales	20	32	+ 60.0%	297	344	+ 15.8%
Median Sales Price*	\$219,000	\$212,500	- 3.0%	\$200,000	\$231,500	+ 15.8%
Average Sales Price*	\$281,834	\$325,838	+ 15.6%	\$267,627	\$368,711	+ 37.8%
Percent of Original List Price Received*	96.3%	95.7%	- 0.6%	96.0%	96.7%	+ 0.7%
Days on Market Until Sale	25	50	+ 100.0%	42	48	+ 14.3%
Inventory of Homes for Sale	78	112	+ 43.6%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

